

**STAFF REPORT  
AWAKEN WENATCHEE CHURCH**

TO: City of Wenatchee Hearing Examiner  
FROM: City of Wenatchee Community and Economic Development Department  
RE: Conditional Use Permit: CUP-15-02  
DATE: July 21, 2015

**I. GENERAL INFORMATION**

**Applicant:** Awaken Wenatchee Church

**Owner:** Dave Mehelich

**Requested Action:** On May 20, 2015, Awaken Wenatchee Church submitted an application for a conditional use permit to renovate and repurpose an existing vacant structure located at 917 N. Wenatchee Avenue to a place of worship to conduct weekly church services for their congregation. The proposal includes a 400 person conference area, a 100 person multi-use room, classrooms for Sunday school, offices, and a small concession area to serve coffee and snacks. The peak use of the building would occur on Saturday evenings and Sunday mornings with the maximum occupancy not to exceed 500 people. Mid-week events would occur consisting of approximately 100 people. The building would also be used for special events such as dinners, weddings, and conferences in support of church sponsored activities. No social service programs are proposed to operate at this site.

**Location:** The subject property is located at 917 N. Wenatchee, Wenatchee; and identified by Assessor's Parcel No.: 22-20-03-860-248.

**II. SITE INFORMATION**

**Site Characteristics**

The subject property is developed with an existing building that is a multi-story, empty shell sharing a common wall with the adjacent building to the west to be renovated and repurposed, parking lot, and landscaping. The site is generally flat.

**Utilities / Services**

Sanitary Sewer:	City of Wenatchee
Domestic Water:	City of Wenatchee
Power/Electricity:	Chelan County P.U.D.
Fire Protection:	Wenatchee Fire Department
Police Protection:	Wenatchee Police Department

### **Access**

Access to the subject site is from Ninth Street which is improved with a curb and sidewalk. The property can also be accessed by the adjacent properties shared parking lot from N. Wenatchee Avenue.

### **Surrounding Properties**

North: Commercial property (Gesa Credit Union); zoned North Wenatchee Business District (NWBD).

South: 9<sup>th</sup> Street and commercial property (Wenatchee World); zoned NWBD and Industrial (I) District.

East: BNSF railroad; zoned NWBD, Waterfront Mixed Use (WMU) District, and Waterfront industrial overlay (IO).

West: Adjoining commercial businesses and shared parking area with access from N. Wenatchee Avenue; zoned NWBD.

## **III. APPLICABLE POLICIES AND DEVELOPMENT REGULATIONS**

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and zoning and development regulations of the Wenatchee City Code.

### **Comprehensive Plan**

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public facilities exist and are able to serve existing and future growth, the following goals and policies set forth in the comprehensive plan are relevant to this development:

Arterial Corridors – Provide opportunities for infill, redevelopment and neighborhood services along the city's arterial corridors that traverse residential neighborhoods.

Policy 1: New services, conveniences, and/or gathering places will be supported in an existing neighborhood that lacks such facilities, provided they meet performance and architectural standards respecting the neighborhood's positive characteristics, level of activity, and parking and traffic conditions.

Commercial Districts – Work to promote distinct commercial and business districts to serve citizens and visitors of our city.

Policy 3: Build on various districts' positive assets as a welcome alternative to corporate logos and homogeneous architecture.

Corridors – Develop appealing and efficient residential, mixed-use, and commercial corridors.

Policy 1: Create an overall sense of place along corridors by concentrating development in districts and discouraging new strip commercial development.

Policy 3: Mitigate the impact of increased traffic and higher densities along corridors through streetscape enhancements including pedestrian-scaled lighting, trees, landscaped medians, planter strips, and street furniture.

### **Definitions**

Wenatchee City Code (WCC) Section 10.08.115, defines “Place of worship” means any building primarily used for congregations gathering for religious practices.

### **Zoning and Development Standards**

The subject property is located in the North Wenatchee Business District (NWBD) zoning district.

#### Land Uses: WCC Chapter 10.10

"Places of worship" are permitted as a Conditional Use in the NWBD.

#### North Wenatchee Business District (NWBD): WCC Chapter 10.26

At least two pedestrian amenities shall be included when a redevelopment triggers landscaping requirements. The building material standards are applicable to front facades. The application will be required to comply with all applicable provisions of WCC Chapter 10.48, General Regulations including providing a pedestrian connection and screening for refuse storage. Off-street parking shall be provided pursuant to Chapter 10.60 WCC and landscaping shall be provided pursuant to Chapter 10.62 WCC.

#### Nonresidential Development Standards: WCC Section 10.46.040

General dimensional standards in the NWBD are: zero foot setback from the front property line or 35 feet from the street centerline whichever is greater; zero foot rear yard setback; zero foot side yard setback; maximum building height is 6 stories above grade or 90 feet; and maximum lot coverage is 65 percent.

### **Conditional Use Permit Requirements and Criteria**

All conditional use permit applications must meet the general requirements in WCC 10.65.050 and be evaluated by WCC 10.65.060 “General Criteria”. Additionally, the following specific provisions of WCC Section 10.65.080, “Auditoriums/places of public assembly, and places of worship”. The criteria listed in this section addresses standards that apply when this use is proposed within a residential zoning district. The subject

property is within a commercial district; therefore the development standards for the NWBD will apply and reviewed below.

**Shorelines:** The subject site is outside of the 200' shoreline jurisdiction.

**Resource Lands and Critical Areas:** The subject site is not identified within the current critical area maps used by the City.

#### IV. PUBLIC NOTICE AND ENVIRONMENTAL REVIEW

<b>Application Submitted:</b>	May 20, 2015
<b>Determination of Completeness issued:</b>	June 4, 2015
<b>Notice of Application:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on June 5, 2015.
<b>Notice of Public Hearing:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on June 26, 2015 and published in the Wenatchee World newspaper on June 30, 2015.
<b>Public Hearing:</b>	The public hearing is scheduled for July 21, 2015 at 1:30 p.m. at Wenatchee City Hall, Council Chambers, located at 129 S. Chelan Avenue, Wenatchee, WA.

The public and relevant agencies have been given an opportunity to comment on the proposal. Agency comments have been included as attachment "A".

#### **Agency Comments:**

- The Chelan County PUD Customer Service Engineer submitted a comment that a primary line extension will be needed along with easements.
- The City of Wenatchee Development Review Engineer has submitted a report dated July 6, 2015 identifying that there is a Link Transit bus stop located along North Wenatchee Avenue and that frontage improvements along Ninth Street and North Wenatchee Avenue adjacent to the property have curb, gutter, sidewalk, and driveway approaches. The existing structure is connected to the Public Sewer system and the Public Storm Main in Ninth Street. Domestic water service and fire protection is available to be provided by the city system from the public right-of-way, an application along with a drawing will be needed for review upon submittal of a building permit. Any connection to the internal multi-building/multi-owner water system and/or fire system is subject to the terms of the private agreement. Engineering had no recommended conditions of approval.

**Public Comments:** No public comments were received.

**Environmental Review includes State Environmental Policy Act (SEPA)**

A SEPA checklist was prepared on May 14, 2015 was noticed using the optional Determination of Non-Significance (DNS) process in WAC 197-11-355 and issued a DNS on June 26, 2015.

**VI. PROJECT ANALYSIS**

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable city code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

**Comprehensive plan consistency**

The application is proposing to renovate and repurpose an existing vacant building into a church within a commercial district. The comprehensive plan states that arterial corridors such as Wenatchee Avenue provide visibility for non-residential uses (e.g. churches, small businesses, and schools) and are usually compatible with adjacent uses. (pg. 8) The reuse of the existing building for a church is consistent with Policy 1 of Arterial Corridors and Policy 1 of Corridors by providing a gathering place in an existing neighborhood. The application also proposes to renovate the façade of the existing structure to meet the architectural design standards of the North Wenatchee Business District. The façade update and use is consistent with Policy 3 of Commercial Districts in that it will build on the districts positive assets by revitalizing a currently dilapidated property within the North Wenatchee Business District. The proposed project will also be adding additional pedestrian amenities and lighting that will enhance the development area consistent with Policy 3 of Corridors.

**Consistency with the provisions of the Title 10 Zoning**

**North Wenatchee Business District (NWBD) WCC Section 10.26.050**

Landscaping will be triggered as part of this redevelopment; therefore, at least two pedestrian amenities shall be provided. The application materials did not identify any pedestrian amenities. Staff is recommending as a condition of approval that the two pedestrian amenities are identified on the landscape plan to be submitted with the building permit application to be approved prior to issuance.

The project narrative states that the building façade will be redone to meet city code. The building elevation drawing submitted with the application materials shows detailing around the doors; however, the materials to be used on the building façade are not identified. At the time of building permit application a review of the proposed exterior materials will be evaluated to ensure consistency with the requirements of this section.

**Development Standards WCC Section 10.46.040:**

The building is existing and the building footprint or height will not be expanded. The building meets the required development standards.

**General Regulations WCC Chapter 10.48:**

Pedestrian connections, WCC Section 10.48.090, are required for building entrances from adjacent public streets and internal parking locations. The proposal indicates that a pedestrian connection will be added to the subject property as part of this project; however it is not shown on the site plan provided in the application materials. Staff is recommending as a condition of approval that a pedestrian connection is identified on the site plan submitted with the building permit application to be approved prior to issuance.

Refuse storage, WCC Section 10.48.240, is required to be in a dumpster, not in a front yard areas and generally not visible to surrounding streets or adjoining properties. Application materials indicate that a dumpster will be place on the far south end of the parking area in accordance with this section. Staff is recommending as a condition of approval that the refuse storage area is identified on the site plan submitted with the building permit application to be approved prior to issuance.

**Off-Street Parking WCC 10.60:**

Vehicle parking is required to be to the rear or side of buildings. The parking area is existing to the south side of the building and has been developed as shared parking area with the adjacent properties.

The required number of parking stalls is based on the land use as a place of worship which is 1 space per 3 seats or 6 feet of bench, or 10 spaces per 1,000 square feet of GFA of the main assembly area(s) when no seats/benches are designated. The floor plan submit with the application materials shows 450 seats; therefore 150 parking spaces are required. The project narrative indicates that 207 spaces are currently existing with 2 being removed to accommodate the refuse storage area. The proposed parking meets current requirements and will be verified at the time of building permit application.

**Signage WCC 10.50:**

The project narrative states that a wall sign with logo and backlit lettering to read "Awaken – Only God" is illustrated in the building elevation drawing. The NWBD permits walls signs not to extend above the eaves parapets, cornice, or soffit of the building and with unlimited in quantity and copy area. The proposed sign meets the code requirements and the applicant will be required to apply for a separate sign permit prior to installation.

**Landscaping WCC 10.62:**

The applicant has indicated in the project narrative that a landscape plan will include façade buffer planting that is at least 4 feet in width and occupy 50 percent or more of the

building facing 9<sup>th</sup> street. The subject property contains existing street frontage landscape, perimeter landscape, and landscaped islands within the parking area. Staff is recommending as a condition of approval that a landscape plan be submitted that addresses all applicable requirements of WCC 10.62.

**Consistency with the Conditional Use Criteria and specific criteria for Auditoriums/places of public assembly, and places of worship – WCC 10.65.080**

The general criteria for conditional use permits requires that the proposal is compatible with adjacent uses and will protect the character of the surrounding area, will not result in the creation of nuisances to the public and/or nearby properties and existing uses, and will not result in undue adverse impacts affecting the public health, safety, and welfare. The proposed use is within a commercial district and surrounded by existing commercial and industrial uses.

The use is identified in the comprehensive plan as being appropriate for this location within a commercial district and on an arterial corridor. The subject property and existing building will be redeveloped consistent with current development requirements.

Impacts to nearby properties and existing uses will be mitigated through compliance with the noise abatement codes provide in the WCC Chapter 6A.40 and through hours of operations. Noise will also be mitigated through the installation of sound deadening insulation. Exterior lighting will be installed in a manner to minimize trespassing onto neighboring properties and will be used to illuminate the building and pedestrian areas.

The application materials have identified how public health, safety, and welfare will be addressed including interior building design to including a monitored fire sprinkler system, fire egress route, and adequate emergency exits.

## **VII. RECOMMENDATION**

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of CUP-15-02 subject to the following findings of fact, conclusions of law, and suggested conditions:

**This recommendation is based on the following findings of fact:**

1. An application was submitted by Awaken Wenatchee Church on May 20, 2015 for a Conditional Use Permit: Auditoriums/places of public assembly, and places of worship.
2. The application is for the purpose of repurposing an existing structure to a place of worship to conduct weekly church services for their congregation.

3. The application has been processed as a Type III quasi-judicial review for conditional use permits pursuant to WCC 13.09.050; a public hearing is required for the application – to occur July 21, 2015.
4. A pre-application meeting was held on March 19, 2015.
5. The subject property is located within the North Wenatchee Business District (NWBD).
6. The Wenatchee Urban Area Comprehensive Plan land use designation is NWBD.
7. The proposed action is located at 917 N. Wenatchee Avenue; and identified by Assessor's Parcel No.: 22-20-03-860-248.
8. The subject property is approximately 1.19 acres in size.
9. The applicant is Awaken Wenatchee Church, 10007 Entiat River Road, Entiat, WA 98822.
10. The property owner is Dave Mehelich, 2328 Easy Street, Wenatchee, WA 98801
11. Places of worship are permitted as a Conditional Use in the NWBD.
12. The proposal is consistent with the provisions of Title 10 Zoning.
13. A SEPA checklist was prepared on May 14, 2015 was noticed using the optional Determination of Non-Significance (DNS) process in WAC 197-11-355 and issued a DNS on June 26, 2015. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
14. The Wenatchee Hearing Examiner conducted a public hearing on July 21, 2015.
15. Agency comments were received from the City of Wenatchee Development Review Engineer in a report dated July 6, 2015 identifying that there are no recommended conditions of approval from engineering.
16. Agency comments were received from the Chelan County PUD Customer Service Engineer indicating that a primary line extension with easements will be required.
17. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested conclusions:**

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 11.04.08.
2. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee City Code and Comprehensive Plan.
3. As conditioned, this proposal meets the general and specific conditional use criteria for WCC 10.65.080 "Auditoriums/places of public assembly, and places of worship".
4. The conditional use permit will run with the land.
5. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
6. Comments from the reviewing agencies have been considered and addressed where appropriate.



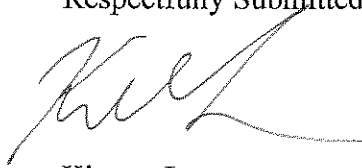
7. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
8. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
9. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
10. All conditions place upon the proposed use are conditions that are measurable and can be enforced and monitored.
11. Public use and interests will be served by approval of this proposal.
12. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested conditions of approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. Any lighting associated with the completed project shall not be installed to shine on adjoining properties.
4. Any work or improvements in the public right-of-way shall require review and approval by the City of Wenatchee Public Works department.
5. The conditional use permit only applies to 917 N. Wenatchee Avenue; and identified by Assessor's Parcel No.: 22-20-03-860-248.
6. The Awaken Wenatchee Church shall maintain compliance with the standards of WCC Title 10 Zoning and conditions of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to WCC Chapter 13.13 Enforcement and Penalties.
7. Verification of compliance with the Chelan County PUD requirement for a primary line extension with easements prior to the issuance of final occupancies for the building.
8. A landscape plan meeting all applicable requirements of WCC 10.62 shall be submitted for review and approval for the completion of the commercial building permit process for this proposal.
9. Two pedestrian amenities shall be identified on the landscape plan to be submitted with the building permit application to be approved prior to issuance.
10. A pedestrian connection shall be identified on the site plan submitted with the building permit application to be approved prior to issuance.
11. The refuse storage area shall be identified on the site plan submitted with the building permit application to be approved prior to issuance

12. A sign permit will be required for the proposed wall sign and shall be consistent with WCC Section 10.50.030.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kirsten', with a long horizontal flourish extending to the right.

Kirsten Larsen  
Associate Planner